



**SP-23-7**  
Special Use Permit  
Application (ZBA)  
Status: Active  
Submitted On: 11/28/2023

**Primary Location**  
11 RONALD RD  
Arlington, MA 02474  
**Owner**  
ALEXANDER KATHRYN;  
BROWN MICHAEL  
11 RONALD RD ARLINGTON,  
MA 02474

**Applicant**  
 Kathryn Alexander  
 508-254-0635  
kathrynemiliealexander@gmail.com  
 11 Ronald Road  
Arlington , MA 02474

## Special Permit Criteria

**Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.\***

5.3.9 Projections into Minimum Yards

**Explain why the requested use is essential or desirable to the public convenience or welfare.\***

As the owners of 11 Ronald Road, we are looking to replace a dilapidated wooden staircase on the front of our house with an uncovered porch. However, the proposed porch, which would be 8 feet deep, does not meet the 25-foot front setback required by the town. Therefore, we are seeking a Special Permit.

**Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\***

NA - There would be NO impact on traffic as we are replacing a staircase with a porch.

**Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\***

NA - There would be NO impact on any of these public systems.

**Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\***

Section 5.3.9 D outlines that "porches... in the required setback are not considered to be within the foundation wall and may not be enclosed, extended, or built upon except by special permit." This porch will not be enclosed and will not alter the square footage of the house. The proposed project would not impact Section 8 requirements.

**Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\***

The porch would not significantly change the exterior facade of the house as it is replacing an existing wood structure with a new wooden structure.

**Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\***

The proposed porch would mirror porches already in existence on our street and neighborhood. The materials would also match these existing structures in both material and design.

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## Dimensional and Parking Information

**Present Use/Occupancy \***

Staircase

**Proposed Use/Occupancy \***

Porch

**Existing Number of Dwelling Units\***

1

**Proposed Number of Dwelling Units\***

1

**Existing Gross Floor Area (Sq. Ft.)\***

1876

**Proposed Gross Floor Area (Sq. Ft.)\***

1876

**Existing Lot Size (Sq. Ft.)\***

6098

**Proposed Lot Size (Sq. Ft.)\* ?**

6098

Minimum Lot Size required by Zoning\*

6000

Existing Frontage (ft.)\*

25.5

Proposed Frontage (ft.)\*

18.5

Minimum Frontage required by Zoning\*

25

Existing Floor Area Ratio\*

1.3

Proposed Floor Area Ratio\*

1.3

Max. Floor Area Ratio required by Zoning\*

1.5

Existing Lot Coverage (%)\*

30

Proposed Lot Coverage (%)\*

30

Max. Lot Coverage required by Zoning\*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)\*

1876

Proposed Lot Area per Dwelling Unit (Sq. Ft.)\*

1876

Minimum Lot Area per Dwelling Unit required by Zoning\*

6000

Existing Front Yard Depth (ft.)\*

25.5

Proposed Front Yard Depth (ft.)\*

18.5

Minimum Front Yard Depth required by Zoning\*

25

Existing Left Side Yard Depth (ft.)\*

8.5

Proposed Left Side Yard Depth (ft.)\*

8.5

Minimum Left Side Yard Depth required by Zoning\*

10

Existing Right Side Yard Depth (ft.)\*

10

<b>Proposed Right Side Yard Depth (ft.)*</b>	<b>Minimum Right Side Yard Depth required by Zoning*</b>
10	10

<b>Existing Rear Yard Depth (ft.)*</b>	<b>Proposed Rear Yard Depth (ft.)*</b>
45	45

<b>Minimum Rear Yard Depth required by Zoning*</b>	<b>Existing Height (stories)</b>
20	2

<b>Proposed Height (stories)*</b>	<b>Maximum Height (stories) required by Zoning*</b>
2	2.5

<b>Existing Height (ft.)*</b>	<b>Proposed Height (ft.)*</b>
30	30

<b>Maximum Height (ft.) required by Zoning*</b>
35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

<b>Existing Landscaped Open Space (Sq. Ft.)*</b>	<b>Proposed Landscaped Open Space (Sq. Ft.)*</b>
4213	4213

<b>Existing Landscaped Open Space (% of GFA)*</b>	<b>Proposed Landscaped Open Space (% of GFA)*</b>
70	70

<b>Minimum Landscaped Open Space (% of GFA) required by Zoning*</b>	<b>Existing Usable Open Space (Sq. Ft.)*</b>
10	4213

Proposed Usable Open Space (Sq. Ft.)\*

4213

Existing Usable Open Space (% of GFA)\*

70

Proposed Usable Open Space (% of GFA)\*

65

Minimum Usable Open Space required by Zoning\*

30

Existing Number of Parking Spaces\*

2

Proposed Number of Parking Spaces\*

2

Minimum Number of Parking Spaces required by Zoning\*

1

Existing Parking area setbacks

0

Proposed Parking area setbacks \*

0

Minimum Parking Area Setbacks required by Zoning\*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces\*

0

Minimum Number of Loading Spaces required by Zoning\*

0

Existing Slope of proposed roof(s) (in. per ft.)\*

0

Proposed Slope of proposed roof(s) (in. per ft.)\*

0

Minimum Slope of Proposed Roof(s) required by Zoning\*

0

Existing type of construction\*

Staircase

Proposed type of construction\*

Porch

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## Open Space Information

Existing Total Lot Area\*

6089

Proposed Total Lot Area\*

6089

Existing Open Space, Usable\*

4213

Proposed Open Space, Usable\*

4213

Existing Open Space, Landscaped\*

4077

Proposed Open Space, Landscaped\*

4077

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## Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area 

144

Basement or Cellar, Proposed Gross Floor Area

144

1st Floor, Existing Gross Floor Area

1028

New Field

0

1st Floor, Proposed Gross Floor Area

1028

2nd Floor, Existing Gross Floor Area

704

2nd Floor, Proposed Gross Floor Area

704

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area ?

3

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,  
Existing Gross Floor Area

0

All weather habitable porches and balconies,  
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

1879



Total Proposed Gross Floor Area

1876



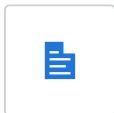
## Attachments



**Proposed Porch 11 Ronald Road.pdf**

Proposed Porch 11 Ronald Road.pdf

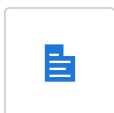
Uploaded by Kathryn Alexander on Nov 28, 2023 at 12:43 PM



**Porch Design.pdf**

Porch Design.pdf

Uploaded by Kathryn Alexander on Nov 28, 2023 at 12:43 PM



**Porch Design on Property.pdf**

Porch Design on Property.pdf

Uploaded by Kathryn Alexander on Nov 28, 2023 at 12:43 PM



## Supporting Documentation [worksheet and drawings]

REQUIRED

Current Property 11 Ronald Road.pdf

Uploaded by Kathryn Alexander on Nov 28, 2023 at 12:42 PM

### History

Date	Activity
11/28/2023, 9:47:15 AM	Kathryn Alexander started a draft of Record SP-23-7
11/28/2023, 12:43:06 PM	Kathryn Alexander added attachment Proposed Porch 11 Ronald Road.pdf to Record SP-23-7
11/28/2023, 12:43:15 PM	Kathryn Alexander added attachment Porch Design.pdf to Record SP-23-7
11/28/2023, 12:43:24 PM	Kathryn Alexander added attachment Porch Design on Property.pdf to Record SP-23-7
11/28/2023, 12:48:46 PM	Kathryn Alexander submitted Record SP-23-7
11/28/2023, 12:48:47 PM	approval step Zoning Administrator Review was assigned to Colleen Ralston on Record SP-23-7
12/7/2023, 10:59:47 AM	Colleen Ralston approved approval step Zoning Administrator Review on Record SP-23-7
12/7/2023, 10:59:47 AM	approval step Building Inspector Review was assigned to Michael Ciampa on Record SP-23-7

### Timeline

Label	Activated	Completed	Assignee	Due Date
✓ Zoning Administrator Review	11/28/2023, 12:48:47 PM	12/7/2023, 10:59:47 AM	Colleen Ralston	-
✓ Building Inspector Review	12/7/2023, 10:59:47 AM	-	Michael Ciampa	-
✓ Create Docket Number	-	-	-	-
✓ Create Legal Notice	-	-	-	-
✓ Legal Notice Stamped by Town Clerk	-	-	-	-
✓ Request abutters list from Assessors	-	-	-	-
✓ Send Legal Notice to Newspaper	-	-	-	-



Label	Activated	Completed	Assignee	Due Date
✓ Send Legal Notice to Abutters	-	-	-	-
✓ Create Docket Folder (Z Drive)	-	-	-	-
✓ Share with Planning	-	-	-	-
✓ Create Item in Novus Agenda (add documents)	-	-	-	-
✓ Add Item to Meeting Agenda	-	-	-	-
✓ Building Inspector letter to Novus Agenda	-	-	-	-
✓ Create Meeting for Town Calendar	-	-	-	-
✓ Add Draft decision to the Meeting Agenda	-	-	-	-
✓ Approved Decisions send to Docusign	-	-	-	-
✓ Completed Decisions to the Town Clerk for Date Stamp	-	-	-	-
✓ Completed Decisions with Date Stamp add to the Docket Folder	-	-	-	-
✓ Permit Issued 20 days after decision (signed and stamped)*	-	-	-	-
💰 Application Fee	-	-	Kathryn Alexander	-